



Ashley Torregrosa <ashley.torregrosa@boston.gov>

3-14-18 Public Facilities Commission (DND) Meeting (Meeting Time 9:45 a.m.)

2 messages

Colleen Daley <colleen.daley@boston.gov> Fri, Mar 9, 2018 at 7:27 PM
To: Public Notice <publicnotice@boston.gov>, Angela Atchue <angela.atchue@boston.gov>, Catherine Pendleton <catherine.pendleton@boston.gov>
Cc: Kellie Donovan <kellie.donovan@boston.gov>, James Duffy <james.duffy@boston.gov>

To All Concerned:

Please attach the stamped DND agenda to this public notice in Drupal:

<https://edit.boston.gov/public-notices/39946>

Thank you,

Colleen

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BOSTON, MA

Colleen M. Daley
Senior Legal Assistant and PFC Secretary
Office of the Legal Advisor | Public Facilities Commission & Public Facilities Dept.
City of Boston Law Department
Office: 26 Court Street, 10th Floor Boston, MA 02108
Direct: 617-635-4826
Email: Colleen.Daley@boston.gov

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3-14-18 DND Agenda.pdf
4893K

Ashley Torregrosa <ashley.torregrosa@boston.gov> Mon, Mar 12, 2018 at 8:44 AM
To: Colleen Daley <colleen.daley@boston.gov>
Cc: Public Notice <publicnotice@boston.gov>, Angela Atchue <angela.atchue@boston.gov>, Catherine Pendleton <catherine.pendleton@boston.gov>, Kellie Donovan <kellie.donovan@boston.gov>, James Duffy <james.duffy@boston.gov>

Hi Colleen,

Is this the meeting that you want posted? Also the meeting time on the agenda is 9:30 am please change it to 9:45 am.

Thank you,

Ashley Torregrosa
Administrative Assistant
City of Boston City Clerk Department
Telephone: 617-635-2689
Email: Ashley.Torregrosa@boston.gov

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CITY OF BOSTON • MASSACHUSETTS
DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
MARTIN J. WALSH, MAYOR

March 14, 2018

Katherine P. Craven, Chair
Lawrence D. Mammoli, Commissioner
Dion S. Irish, Commissioner

Location:
Winter Chambers
26 Court Street, 1st Floor
Boston, MA 02108

Meeting time: 9:30 a.m.

Dear Commissioners:

I recommend that the following votes, attached hereto and referred to as the Department of Neighborhood Development agenda, be approved by the Commission at its March 14, 2018 meeting:

VOTE 1: Bernard Mayo, Project Manager, Real Estate Management and Sales

Conveyance to Urban Edge Housing Corporation: Vacant land located at Ritchie Street, Roxbury, Massachusetts.

Purchase Price: \$100

Ward: 11
Parcel Number: 00867010
Square Feet: 5,970
Future Use: Recreation Center
Estimated Total Development Cost: \$29,263,464
Assessed Value Fiscal Year 2018: \$72,968
Appraised Value January 4, 2017: \$120,000
DND Program: REMS Land Disposition
RFP Issuance Date: June 19, 2017

That having duly advertised its intent to sell to Urban Edge Housing Corporation, a Massachusetts non-profit corporation, with an address of 1542 Columbus Avenue, Roxbury, MA

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02119, the vacant land located at Ritchie Street (Ward: 11, Parcel: 00867010), in the Roxbury District of the City of Boston containing approximately 5,970 square feet of land, for two consecutive weeks (December 4, 2017 and December 11, 2017) in accordance with the provisions of St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12), the Public Facilities Commission, pursuant to its vote of November 15, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Urban Edge Housing Corporation; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Urban Edge Housing Corporation in consideration of One Hundred Dollars (\$100).

VOTE 2: Bernard Mayo, Project Manager, Real Estate Management and Sales

Tentative Developer Designation and Intent to Sell to Yasime Manavoglu: Vacant land located at 2 Woodrow Avenue, 4-6 Woodrow Avenue, and 145-149 Norfolk Street, Dorchester, Massachusetts.

Purchase Price: \$15,000

Ward: 17
Parcel Numbers: 01598000, 01597000, and 01599001
Square Feet: 8,213 (total)
Future Use: Mixed use
Estimated Total Development Cost: \$1,846,399
Assessed Value Fiscal Year 2018: \$73,000 (total)
Appraised Value September 13, 2016: \$153,000 (total)
DND Program: REMS – Land Disposition
RFP Issuance Date: December 27, 2016

That, having duly advertised a Request for Proposals to develop said properties, Yasime Manavoglu, an individual, with an address of 38 Meadowview Road, Milton, MA 02186 be tentatively designated as developer of the vacant land located at:

2 Woodrow Avenue, Ward: 17, Parcel: 01598000, Square Feet: 2,862

4-6 Woodrow Avenue, Ward: 17, Parcel: 01597000, Square Feet: 2,644

145-149 Norfolk Street, Ward: 17, Parcel: 01599001, Square Feet: 2,707

in the Dorchester District of the City of Boston containing approximately 8,213 total square feet of land for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment of these parcels; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned property to Yasime Manavoglu;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

VOTE 3: James Smith, Senior Environmental Compliance Manager, Real Estate Management and Sales

Transfer of vacant land located at an unnumbered parcel on Leo M. Birmingham Parkway in Brighton from the Public Works Department to the Department of Neighborhood Development.

Property Transfer

Ward: 22
Parcel Number: 02762010
Square Feet: 14,332
Future Use: Forested Open Space
Assessed Value Fiscal Year 2018: \$260,000
DND Program: REMS Land Disposition

Subject to the approval of the Mayor under the provisions of St. 1909, c. 486, § 31A (as appearing in St. 1966, c. 642, § 12) vacant land located at an unnumbered parcel on Leo M. Birmingham Parkway (Ward 22, Parcel Number 02762010), in the Brighton district of the City of Boston containing approximately 14,332 square feet of land and, further, be and the same hereby is, transferred from the care, custody, management and control of the Public Works Department to the care, custody, management and control of the Department of Neighborhood Development.

VOTE 4: James Smith, Senior Environmental Compliance Manager, Real Estate Management and Sales

Tentative Developer Designation and Intent to Sell to Harry Ross Finkle, Trustee of the Finkle Family Realty Trust: Vacant land located at an unnumbered parcel on Washington Street, Roxbury, Massachusetts.

Purchase Price: \$2,500

Ward: 09
Parcel Number: 02481000

Square Feet: 134
Future Use: Commercial
Estimated Total Development Cost: N/A
Assessed Value Fiscal Year 2018: \$900
Appraised Value October 19, 2017: \$2,500
DND Program: REMS Land Disposition
RFP Issuance Date: November 13, 2017

That, having duly advertised a Request for Proposals to develop said property, Harry Ross Finkle, Trustee of the Finkle Family Realty Trust, a realty trust, with an address of 55 Sewall Street, Apt. PHC, Brookline, MA 02446 be tentatively designated as developer of the vacant land located at an unnumbered parcel on Washington Street (Ward: 09, Parcel: 02481000), in the Roxbury District of the City of Boston containing approximately 134 total square feet of land for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment of this parcel; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned property to Harry Ross Finkle, Trustee of the Finkle Family Realty Trust;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

VOTE 5: Jordan Deasy, Project Manager, Real Estate Management and Sales

Tentative Developer Designation and Intent to Sell to We Grow Microgreens, LLC: Vacant land located at seven (7) unnumbered parcels on Manila Avenue, Hyde Park, Massachusetts.

Purchase Price: \$700

Ward: 18
Parcel Numbers: 12628000, 12629000, 12630000, 12631000, 12632000, 12633000, and 12634000
Square Feet: 35,190 (total)
Future Use: Urban Farm
Estimated Total Development Cost: \$314,104
Assessed Value Fiscal Year 2018: \$190,300 (total)
Appraised Value May 20, 2017: \$98,000 (total)
DND Program: Grass Roots
RFP Issuance Date: September 11, 2017

That, having duly advertised a Request for Proposals to develop said properties, We Grow Microgreens, LLC, a Massachusetts limited liability corporation, with an address of 10 Weld

Street, Roslindale, MA 02131 be tentatively designated as developer of the vacant land located at:

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12628000, Square Feet: 4,975

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12629000, Square Feet: 4,925

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12630000, Square Feet: 5,500

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12631000, Square Feet: 4,500

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12632000, Square Feet: 4,800

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12633000, Square Feet: 5,740

Unnumbered parcel on Manila Avenue, Ward: 18, Parcel: 12634000, Square Feet: 4,750

in the Hyde Park District of the City of Boston containing approximately 35,190 total square feet of land for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment of these parcels; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned property to We Grow Microgreens, LLC;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

VOTE 6: Donald Wright, Deputy Director, Real Estate Management and Sales

Tentative Developer Designation and Intent to Sell to Harvard Street Neighborhood Health Center, Inc.: Land with building thereon located at 8 Old Road and 14 Ellington Street, Dorchester, Massachusetts.

Purchase Price: \$648,000

Ward: 14

Parcel Numbers: 02464000 and 02463000

Square Feet: 13,588 (total)

Future Use: New Health Center

Estimated Total Development Cost: \$26,837,351

Assessed Value Fiscal Year 2018: \$458,500 (total)

Appraised Value May 18, 2016: \$648,000 (total)

DND Program: REMS – Building Sales
RFP Issuance Date: July 18, 2016

That, having duly advertised a Request for Proposals to develop said properties, Harvard Street Neighborhood Health Center, Inc. a Massachusetts non-profit corporation, with an address of 632 Blue Hill Avenue, Dorchester, MA 02121 be tentatively designated as developer of the land with building thereon located at:

8 Old Road, Ward: 14, Parcel: 02464000, Square Feet: 6,537

14 Ellington Street, Ward: 14, Parcel: 02463000, Square Feet: 7,051

in the Dorchester District of the City of Boston containing approximately 13,588 total square feet of land for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment of these parcels; and

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned property to Harvard Street Neighborhood Health Center, Inc.;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

VOTE 7: Christopher Rooney, Housing Development Officer, Real Estate Management and Sales

Conveyance to Habitat for Humanity Greater Boston, Inc.: Land with building thereon located at 172 Fairmount Street, Dorchester, Massachusetts.

Purchase Price: \$5,000

Ward: 17
Parcel Number: 02612000
Square Feet: 5,006
Future Use: Rehabilitation - Housing
Estimated Total Development Cost: \$412,876
Assessed Value Fiscal Year 2018: \$450,900
Appraised Value June 30, 2016: \$230,000
DND Program: Neighborhood Home Initiative
RFP Issuance Date: February 17, 2017

That having duly advertised its intent to sell to Habitat for Humanity Greater Boston, Inc. a Massachusetts non-profit corporation, with an address of 240 Commercial Street, Boston, MA

02109, the land with building thereon located at 172 Fairmount Street (Ward: 17, Parcel: 02612000) in the Dorchester District of the City of Boston containing approximately 5,006 square feet of land, for two consecutive weeks (December 11, 2017 and December 18, 2017) in accordance with the provisions of St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12), the Public Facilities Commission, pursuant to its vote of November 15, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Habitat for Humanity Greater Boston, Inc.; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Habitat for Humanity Greater Boston, Inc. in consideration of Five Thousand Dollars (\$5,000).

VOTE 8: Christine O’Keefe, Senior Development Officer, Neighborhood Housing Development

Conveyance to Magnolia-Woodford-Ceylon Joint Venture, LLC: Vacant land located 98 Magnolia Street, 100 Magnolia Street, 164 Magnolia Street, 170 Magnolia Street, and 7-9 Ceylon Street, Dorchester, Massachusetts.

Purchase Price: \$36,129

Ward: 13

Parcel Numbers: 01182000, 01155000, 01154000, 01178000 and 01196000

Square Feet: 25,647 (total)

Future Use: New Construction Housing

Estimated Total Development Cost: \$2,820,793

Assessed Value Fiscal Year 2018: \$488,800 (total)

Appraised Value April 26, 2016: \$565,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: February 22, 2016

That having duly advertised its intent to sell to Magnolia-Woodford-Ceylon Joint Venture, LLC, a Massachusetts limited liability company, with an address of 58 Union Street, Brighton, MA 02135, the vacant land located at:

7-9 Ceylon Street, Ward: 13, Parcel: 01182000, Square Feet: 6,250

98 Magnolia Street, Ward: 13, Parcel: 01155000, Square Feet: 7,200

100 Magnolia Street, Ward: 13, Parcel: 01154000, Square Feet: 3,600

164 Magnolia Street, Ward: 13, Parcel: 01178000, Square Feet: 4,341

170 Magnolia Street, Ward: 13, Parcel: 01196000, Square Feet: 4,256

in the Dorchester District of the City of Boston containing approximately 25,647 total square feet of land, for two consecutive weeks (January 29, 2018 and February 5, 2018) in accordance with the provisions of St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12), the Public Facilities Commission, pursuant to its vote of September 22, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Magnolia-Woodford-Ceylon Joint Venture, LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Magnolia-Woodford-Ceylon Joint Venture, LLC in consideration of Thirty Six Thousand One Hundred and Twenty Nine Dollars (\$36,129).

VOTE 9: Christine O’Keefe, Senior Development Officer, Neighborhood Housing Development

Conveyance to Magnolia-Woodford-Ceylon Joint Venture, LLC: Vacant land located 4 Chamblet Street, 7 Half Moon Street, an unnumbered parcel on Magnolia Street, 21 Magnolia Street, 23 Magnolia Street, and 8 Woodford Street in Dorchester, Massachusetts.

Purchase Price: \$38,861

Ward: 13

Parcel Numbers: 00988000, 01038000, 00254000, 00252000, 00253000, and 00263000

Square Feet: 18,231 (total)

Future Use: New Construction Housing

Estimated Total Development Cost: \$2,473,088

Assessed Value Fiscal Year 2018: \$271,000 (total)

Appraised Value April 26, 2016: \$450,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: September 22, 2017

That having duly advertised its intent to sell to Magnolia-Woodford-Ceylon Joint Venture, LLC, a Massachusetts limited liability company, with an address of 58 Union Street, Brighton, MA 02135, the vacant land located at:

4 Chamblet Street, Ward: 13, Parcel: 00988000, Square Feet: 4,486

7 Half Moon Street, Ward: 13, Parcel: 01038000, Square Feet: 5,183

Unnumbered parcel on Magnolia Street, Ward: 13, Parcel: 00254000, Square Feet: 1,068

21 Magnolia Street, Ward: 13, Parcel: 00252000, Square Feet: 2,582

23 Magnolia Street, Ward: 13, Parcel: 00253000, Square Feet: 2,700

8 Woodford Street, Ward: 13, Parcel: 00263000, Square Feet: 2,212

in the Dorchester District of the City of Boston containing approximately 18,231 total square feet of land, for two consecutive weeks (January 29, 2018 and February 5, 2018) in accordance with the provisions of St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12), the Public Facilities Commission, pursuant to its vote of September 22, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Magnolia-Woodford-Ceylon Joint Venture, LLC; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Magnolia-Woodford-Ceylon Joint Venture, LLC in consideration of Thirty Eight Thousand Eight Hundred and Sixty One Dollars (\$38,861).

VOTE 10: Kelly Shay, Senior Development Officer, Neighborhood Housing Development

Conveyance to Cote Village Limited Partnership: Vacant land located 820 Cummins Highway, an unnumbered parcel on Cummins Highway, 30-32 Regis Road and an unnumbered parcel on Regis Road, Mattapan, Massachusetts.

Purchase Price: \$400

Ward: 18

Parcel Numbers: 01058000, 01091000, 01054000, and 01092000

Square Feet: 113,695 (total)

Future Use: Mixed Use

Estimated Total Development Cost: \$31,225,461

Assessed Value Fiscal Year 2018: \$1,439,900 (total)

Appraised Value April 22, 2016: \$1,700,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: June 30, 2014

That having duly advertised its intent to sell to Cote Village Limited Partnership, a Massachusetts limited partnership, with an address of 84 State Street, Suite 600, Boston, MA 02109, the vacant land located at:

820 Cummins Highway, Ward: 18, Parcel: 01058000, Square Feet: 40,166

Unnumbered parcel on Cummins Highway, Ward: 18, Parcel: 01091000, Square Feet: 10,366

30-32 Regis Road, Ward: 18, Parcel: 01054000, Square Feet: 56,913

Unnumbered parcel on Regis Road, Ward: 18, Parcel: 01092000, Square Feet: 6,250

in the Mattapan District of the City of Boston containing approximately 113,695 total square feet of land, for two consecutive weeks (June 15, 2015 and June 22, 2015) in accordance with the provisions of St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12), the Public Facilities

Commission, pursuant to its vote of May 21, 2015 and, thereafter, amended on November 16, 2016 and May 17, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to Cote Village Limited Partnership; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to Cote Village Limited Partnership in consideration of Four Hundred Dollars (\$400).

VOTE 11: Kelly Shay, Senior Development Officer, Neighborhood Housing Development

Amendment to the vote of February 17, 2017 to extend the Tentative Designation and Intent to Sell period from 12 to 36 months to a nominee comprised of principals from the Caribbean Integration Community Development, Inc., and Planning Office for Urban Affairs, Inc.: Vacant land located at 872 Morton Street and an unnumbered parcel on Hopkins Street, Mattapan, Massachusetts.

Time Extension

- 1) TD – 02/17/2017 through 02/17/2018 = 12 months
 - 2) TD extension for an additional 24 months 02/17/2018 through 02/17/2020 = 36 months
- TD total time is 36 months

Ward: 17

Parcel Numbers: 02190000 and 02184000

Square Feet: 34,103 (total)

Future Use: Housing

Estimated Total Development Cost: \$16,554,143

Assessed Value Fiscal Year 2018: \$560,500 (total)

Appraised Value March 13, 2016: \$500,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: July 5, 2016

That the vote of this Commission at its meeting on February 17, 2017 regarding the tentative designation and intent to sell the vacant land located at:

872 Morton Street, Ward: 17, Parcel: 02190000, Square Feet: 16,238

Unnumbered parcel on Hopkins Street, Ward: 17, Parcel: 02184000, Square Feet: 17,865

in the Mattapan District of the City of Boston containing approximately 34,103 total square feet of land, to a nominee comprised of principals¹ from the Caribbean Integration Community

¹ The nominee is to be a newly formed Massachusetts limited liability company. DND shall not bring a future vote for conveyance of the property before the PFC without evidence of the nominee being registered and in good

Development, Inc., a Massachusetts non-profit corporation with an address of 1601 Blue Hill Avenue, Mattapan, MA 02126 and Planning Office for Urban Affairs, Inc., a Massachusetts non-profit corporation, with an address of 84 State Street, Suite 600, Boston, MA 02109; and

be, and hereby is amended as follows:

By deleting the figure and word: "12 months" and substituting in place thereof the following figure and word: "36 months" wherever such may appear.

VOTE 12: Kelly Shay, Senior Development Officer, Neighborhood Housing Development

Tentative Developer Designation and Intent to Sell to Neighborhood of Affordable Housing, Inc.: Vacant land located at three (3) unnumbered parcels on Condor Street, East Boston, Massachusetts.

Purchase Price: \$300

Ward: 01

Parcel Numbers: 0103364000, 0103365000, and 0103366000

Square Feet: 26,250 (total)

Future Use: Mixed use

Estimated Total Development Cost: \$16,777,399

Assessed Value Fiscal Year 2018: \$558,600 (total)

Appraised Value May 1, 2017: \$720,000 (total)

DND Program: Neighborhood Housing

RFP Issuance Date: May 8, 2017

That, having duly advertised a Request for Proposals to develop said properties, Neighborhood of Affordable Housing, Inc., a Massachusetts non-profit corporation, with an address of 143 Border Street, East Boston, MA 02128 be tentatively designated as developer of the vacant land located at:

Unnumbered parcel on Condor Street, Ward: 01, Parcel: 0103364000, Square Feet: 8,750

Unnumbered parcel on Condor Street, Ward: 01, Parcel: 0103365000, Square Feet: 8,750

Unnumbered parcel on Condor Street, Ward: 01, Parcel: 0103366000, Square Feet: 8,750

in the East Boston District of the City of Boston containing approximately 26,250 total square feet of land for the period of 12 months from the date of the vote subject to such terms, conditions and restrictions as the Director deems appropriate for proper redevelopment of these parcels; and

standing with the Massachusetts Secretary of State and, also, providing a complete and current property affidavit (i.e. LOOPS form) for the nominee.

FURTHER VOTED: Subject to the approval of the Mayor under St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12) that it is the intent of this Commission to sell the aforementioned property to Neighborhood of Affordable Housing, Inc.;

AND, FURTHER, VOTED: That the Director be, and hereby is, authorized to advertise the intent of this Commission to sell the above described property in accordance with the provisions of Chapter 642 of the Acts of 1966 and the applicable statutory terms of M.G.L. c.30B, section 16.

VOTE 13: Thomas Gannon, Development Officer, Neighborhood Housing Development

Conveyance to TCB Clarion LLC: Vacant land located at various parcels on Quincy Terrace, Blue Hill Avenue and Holborn Street in Dorchester, Massachusetts.

Purchase Price: \$800

Ward: 12

Parcel Numbers: 02882000, 02883000, 02884000, 02885000, 02885001, 02888000, 02891000, and 02890000

Square Feet: 30,976 (total)

Future Use: Mixed use

Estimated Total Development Cost: \$16,893,865

Assessed Value Fiscal Year 2018: \$376,500

Appraised Value August 11, 2016: \$540,000

DND Program: Neighborhood Housing

RFP Issuance Date: May 18, 2011

That having duly advertised its intent to sell to The Community Builders, Inc., a Massachusetts non-profit corporation, with an address of 185 Dartmouth Street, Boston, MA 02116, the vacant land located at:

1-8 Quincy Terrace, Ward: 12, Parcel: 02882000, Square Feet: 10,380

281A Blue Hill Avenue, Ward: 12, Parcel: 02883000, Square Feet: 3,534

287-293 Blue Hill Avenue, Ward: 12, Parcel: 02884000, Square Feet: 3,619

295-297 Blue Hill Avenue, Ward: 12, Parcel: 02885000, Square Feet: 1,661

299 Blue Hill Avenue, Ward: 12, Parcel: 02885001, Square Feet: 2,690

309-309B Blue Hill Avenue, Ward: 12, Parcel: 02888000, Square Feet: 3,432

46 Holborn Street, Ward: 12, Parcel: 02891000, Square Feet: 3,780

48 Holborn Street, Ward: 12, Parcel: 02890000, Square Feet: 1,880

in the Dorchester District of the City of Boston containing approximately 30,976 total square feet of land, for two consecutive weeks (October 8, 2012 and October 15, 2012) in accordance with the provisions of St. 1909, c.486, § 31B (as appearing in St. 1966, c.642, § 12), the Public Facilities Commission, pursuant to its vote of August 9, 2012 and, thereafter, amended on August 1, 2013, August 6, 2014, August 20, 2015, October 5, 2016 and August 17, 2017 and subsequent approval by the Mayor, does hereby vote to sell the aforementioned property to ²TCB Clarion LLC, a Massachusetts limited liability company, with an address of 185 Dartmouth Street, Boston, MA 02116; and

FURTHER VOTED: the Director be, and hereby is, authorized to deliver an instrument conveying said property to TCB Clarion LLC in consideration of Eight Hundred Dollars (\$800).

Sincerely,

Sheila A. Dillon
Chief and Director

² TCB Clarion LLC is a Massachusetts limited liability company formed on October 24, 2017, the resident agent of which is The Community Builders, Inc. pursuant to G. L. Chapter 156C Section 12. The Community Builders, Inc. formed TCB Clarion LLC, to manage affordable housing projects and engage in lawful business. TCB Clarion LLC provided a current certificate of good standing from the Massachusetts Secretary of State to DND. Additionally, TCB Clarion LLC completed a property affidavit (i.e. LOOPS form) and provided such to DND.